

ITEM 21  
MANAGER'S REPORT NO. 62  
COUNCIL MEETING 1981 12 14

RE: REZONING REFERENCE #49/80  
CANADA WAY/LAUREL STREET PROPOSED THREE STOREY, 45 UNIT APARTMENT BUILDING  
SALE OF MUNICIPAL LAND  
(ITEM 15, REPORT NO. 27, 1981 JUNE 15)

MUNICIPAL MANAGER'S RECOMMENDATION

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1981 DECEMBER 07

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #49/80  
CANADA WAY/LAUREL STREET PROPOSED THREE STOREY,  
45 UNIT APARTMENT BUILDING  
SALE OF MUNICIPAL LAND

RECOMMENDATION:

1. THAT Council authorize the sale of Parcel "A", Plan 39887, D.L. 68 for incorporation in a development site under the terms outlined in this report.

Report

SUMMARY:

The purpose of this report is to obtain Council authority to sell a parcel of Municipal land which was formerly part of the Laurel Street road right-of-way. The value of \$17.00 per sq. ft. or \$72,641 has been agreed upon. The applicant for rezoning has been required to dedicate a strip of land along Canada Way for road widening which would be credited towards the cost of purchasing the subject Municipal parcel.

BACKGROUND:

On 1981 June 15 Council approved the following recommendation:

THAT Council request that a Highway Exchange By-law be prepared to exchange a portion of the redundant Laurel Street road right-of-way for a required widening along Canada Way as outlined in Section 3.4 of this report. (refer below).

"3.4 Sale of Municipal property: (Plan 39887, Parcel "A")(Highway Exchange)

"When the senior citizen's apartment building was constructed on the south side of Laurel Street, the road was closed and the southern one-half was incorporated with the earlier development. It would be appropriate to incorporate the remaining north half of this road in the subject development site as proposed in the Community Plan. Council is therefore being requested to authorize the Municipal Solicitor to negotiate with the developer to dispose of this parcel of land. The developer will be credited by way of a Road Exchange for the portion of land along Canada Way which he is being required to dedicate. A further report will be prepared for the consideration of Council."

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It should be noted (from report of 1981 June 15) that the above reference to a highway exchange is redundant because in fact this roadway had already been closed prior to receipt of this rezoning application.

**SALE NEGOTIATION:**

The Municipal Solicitor has negotiated the sale of this property for \$17.00 per square foot and this has been agreed to by the developer. The agreement includes the developer receiving credit for the area being dedicated against the parcel he is purchasing as follows:

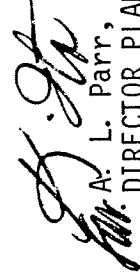
Total area of Municipal parcel ~ 4,419 sq. ft. x \$17.00 = \$92,123  
Less  
Area being dedicated for widening - 1,146 sq. ft. x \$17.00 = \$19,482  
Net purchase area 4,273 sq. ft. @ \$17.00 = \$72,641.

This value reflects the fact that the additional land area enables the building to be larger as the project is designed to maximize the floor area ratio.

Refer to attached sketch.

For the information of Council, it should be noted that, in the memo from the Planning and Building Department which recommended Third Reading of the rezoning bylaw which went before Council on 1981 November 30, a price of \$15.00 per square foot for the sale was incorrectly referred to in the item referring to prerequisite "f".

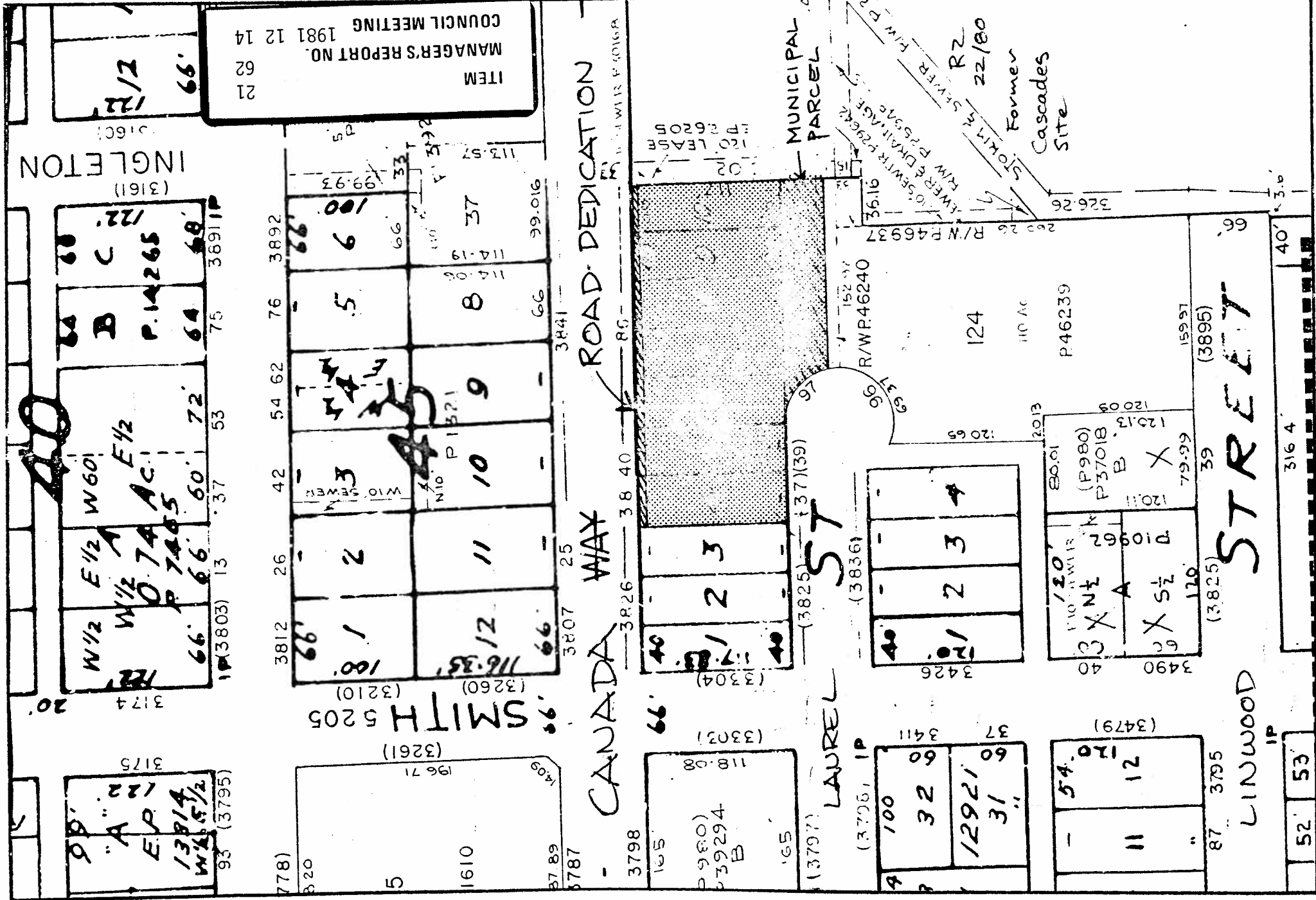
As this apartment development is being financed through the MURB program, the applicant desires to obtain Final Adoption as soon as possible; however, to permit correct sequencing of this bylaw, Council approval of this land sale proposal is required prior to consideration being given to Final Adoption of the rezoning bylaw (R.Z. #49/80).

  
L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION

BR/g1

Attachment

c.c. Solicitor  
Municipal Clerk



Date

81 12 02

Scale

1:100

Drawn By



Burnaby Planning Department

REZONING 49/80 site

LAND SALE



